

80653 HIGHWAY 111

Indio, CA 92201

Vacant Land
Opportunity

Offering Memorandum



±4.06 AC

MATTHEWS™

EXCLUSIVELY LISTED BY



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LAND OVERVIEW

Vacant Land Opportunity
80653 Highway 111, Indio, CA 92201



±4.06 AC

INVESTMENT HIGHLIGHTS

Property Highlights

- **Main Arterial Frontage:** Major arterial frontage – Located along Highway 111, the primary arterial corridor spanning ±20 miles through the Coachella Valley, with traffic volumes exceeding ±41,500 vehicles per day.
- **Pro Growth/Development Municipality:** In 2020, the City of Indio secured an SB2 planning grant from California’s Department of Housing and Community Development to develop a Specific Plan covering ±950 acres along a ±4-mile stretch of Highway 111, positioning the area for long-term growth and redevelopment.
- **Inclusive and Flexible Zoning Code:** With a Designation of MU-C, the current zoning code allows for an abundance of uses including Retail, Multifamily, Hospitality, and some quasi industrial uses. Please contact the agent for a complete list of permitted and conditional uses under the zoning code.
- **Local Economy/Travel Destination:** The Coachella Valley attracts around 14.4 million visitors annually, generating a significant economic impact, with recent data showing a record-breaking \$9 billion in spending in 2023/2024, supporting about one in four local jobs and driving the region's economy, primarily through lodging, dining, and entertainment. The Coachella Valley is home to events and venues like Coachella, Stagecoach, The BNP Paribas, and the newly constructed Acrisure arena.





 **Montego Dunes**
Neighborhood

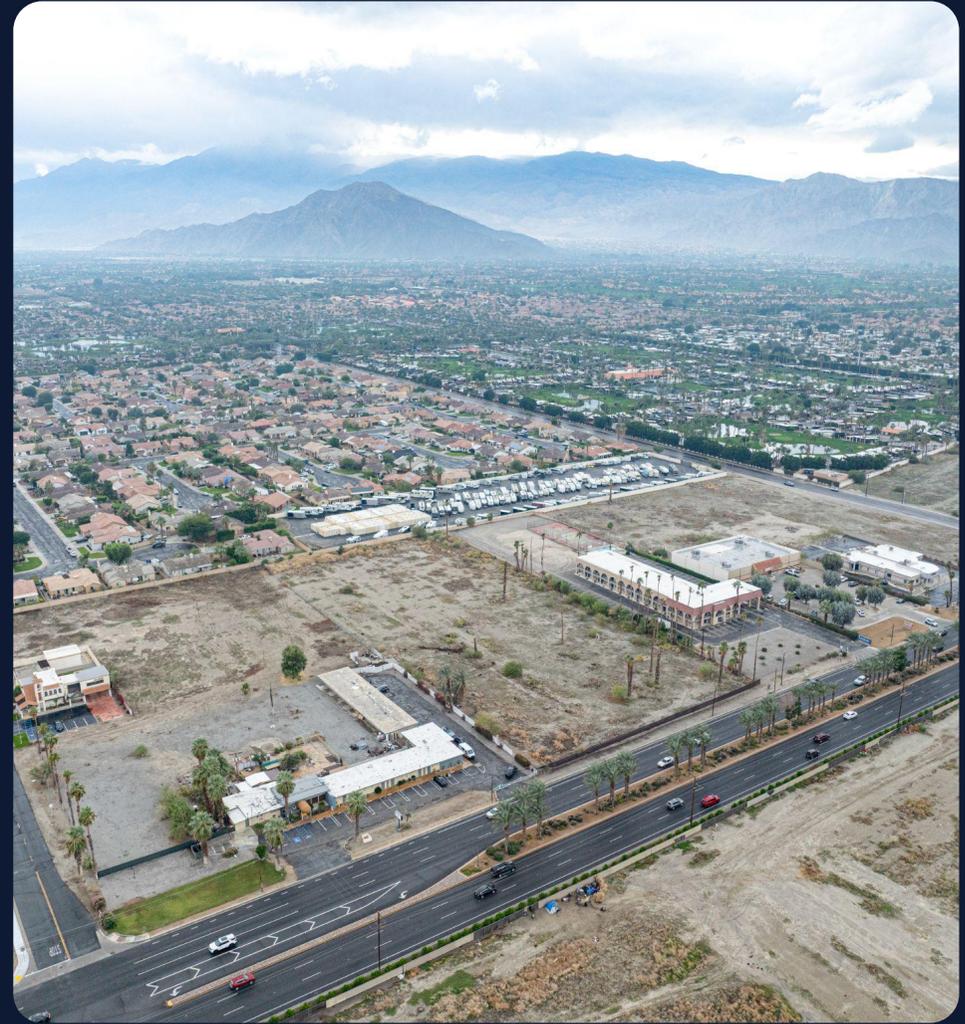


Subject Property

111
± 41,500 VPD

Coachella Valley
Attracts Around 14.4 Million Visitors Annually Drawn in by Coachella Music Festival, Joshua Tree National Park, & Upscale Golfing and Resorts.

LAND PHOTOS



LAND SUMMARY

\$1,400,000
List Price

\$7.91
Price Per SF

\$344,827
Price Per Acre

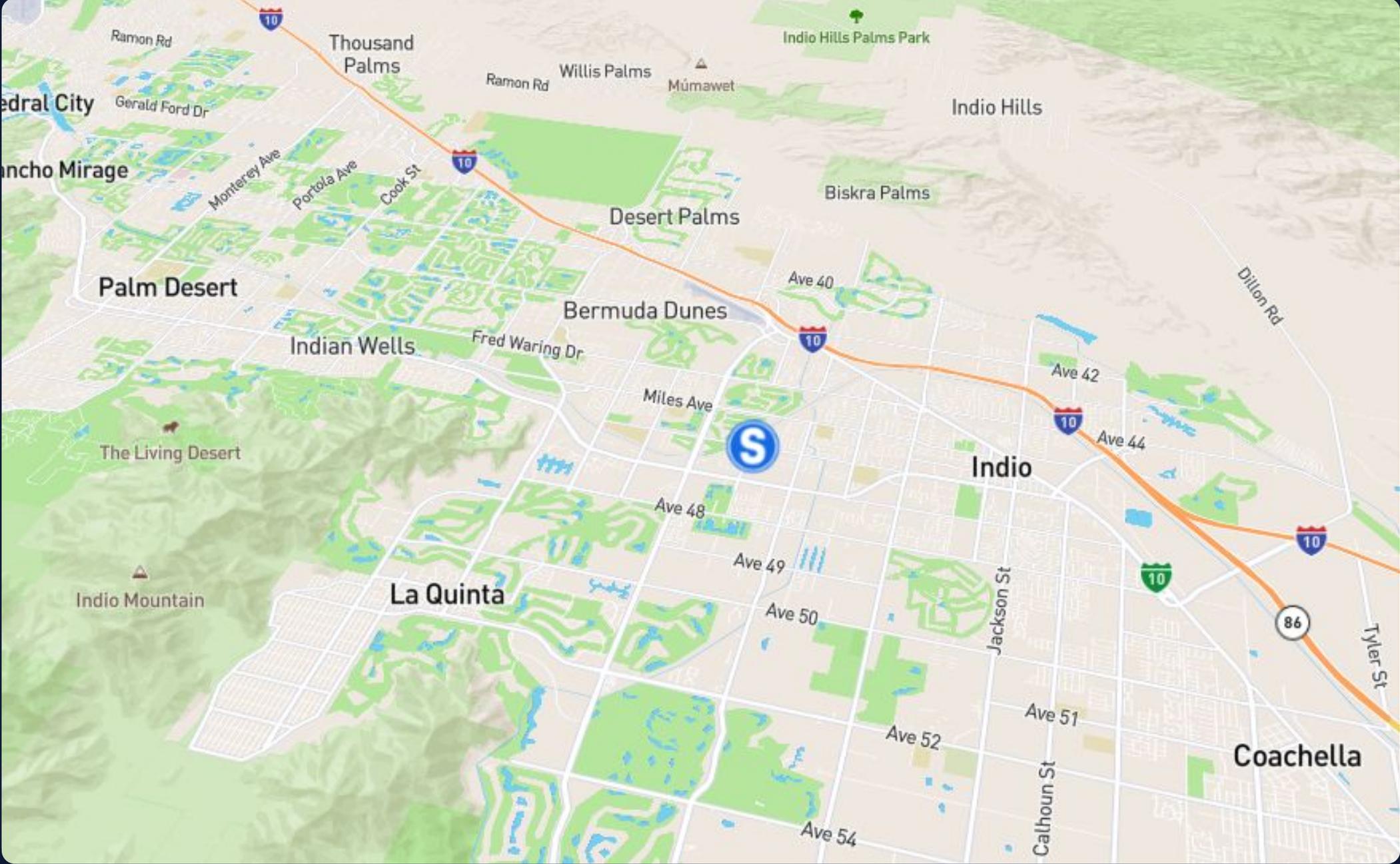
Opportunity Summary

Address	80653 Highway 111, Indio, CA 92201
Ownership	Fee Simple
Price	\$1,400,000
Lot Size	±4.06 AC
GLA	±176,854 SF
Zoning	MU-C
Traffic Counts	±41,500 VPD
Frontage	275' on Hwy 111
Zoning	MU-C (Mixed Use)
Parcel Number (APN)	600-230-005, 600-230-017



MARKET OVERVIEW

Vacant Land Opportunity
80653 Highway 111, Indio, CA 92201



INDIO, CA

Market Demographics



196,019
Total Population

\$131,777
Average HH Income

70,339
of Households

68.3%
Homeownership Rate

21.1%
% Bachelor's Degree

38.2
Median Age

\$424,700
Median Property Value

Local Market Overview

Indio, California, is a thriving community located in the heart of Riverside County's Coachella Valley. As one of the region's fastest-growing cities, Indio offers a dynamic blend of cultural energy and suburban comfort, making it an increasingly attractive destination for both residents and investors. The city's population continues to grow steadily, fueled by in-migration and a strong local birth rate, while a diverse demographic mix contributes to a vibrant consumer market. Rising household income levels and expanding economic opportunity further highlight Indio's upward momentum.

The area features a balanced housing market with a high rate of homeownership, supported by a broad mix of residential offerings that appeal to families, retirees, and young professionals alike. Ongoing investments in infrastructure, downtown redevelopment, and new housing communities underscore Indio's commitment to long-term growth. Combined with year-round sunshine, strong civic leadership, and access to renowned recreational and cultural events, Indio stands out as a promising locale for sustainable residential and commercial investment.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	95,979	199,969	304,679
Current Year Estimate	95,773	196,019	297,809
2020 Census	85,786	172,411	255,404
Growth Current Year-Five-Year	0.21%	2.01%	2.31%
Growth 2020-Current Year	11.64%	13.69%	16.60%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	34,777	73,775	121,672
Current Year Estimate	33,615	70,339	115,813
2020 Census	29,278	59,506	94,897
Growth Current Year-Five-Year	3.46%	4.89%	5.06%
Growth 2020-Current Year	14.81%	18.20%	22.04%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$128,601	\$131,777	\$137,219



Economy

Indio's economy is anchored by a powerful combination of tourism, agriculture, healthcare, and expanding service industries that contribute to its long-term stability and growth. As the home of globally recognized events like the Coachella Valley Music and Arts Festival and Stagecoach, Indio draws hundreds of thousands of visitors annually, generating substantial revenue for local businesses, creating seasonal employment, and fueling investment in hospitality and retail. At the same time, agriculture remains a central pillar of the local economy, with the region's fertile land supporting robust date farming and specialty crop production that connects Indio to both domestic and international markets. In response to population growth and shifting demographics, healthcare, education, and municipal services are rapidly evolving, supported by public and private sector investments. The city's proactive planning efforts—including infrastructure modernization and commercial corridor revitalization—are strategically designed to attract business development, diversify job opportunities, and ensure economic resilience across market cycles.

Attractions

Indio offers an enticing lifestyle experience shaped by natural beauty, cultural richness, and world-class entertainment. Its status as a global destination is anchored by signature events such as the Coachella Valley Music and Arts Festival and Stagecoach, which transform the city each spring into a vibrant epicenter of music, art, and tourism. These festivals, held at the scenic Empire Polo Grounds, create a ripple effect throughout the region, benefiting local restaurants, resorts, retailers, and transportation providers. Beyond its marquee events, Indio boasts a wide variety of attractions for residents and visitors alike—from championship golf courses and upscale spas to hiking trails, equestrian centers, and family-friendly parks. The Coachella Valley History Museum, public art installations, and a growing culinary scene add to the city's cultural fabric. With easy access to Palm Springs, Joshua Tree National Park, and the broader Southern California desert region, Indio offers a seamless blend of recreation, relaxation, and cultural engagement in a year-round sunshine-filled setting.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **80653 Highway 111, Indio, CA, 92201** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

80653 HIGHWAY 111
Indio, CA 92201

±176,854 SF

GLA

XXXX

Year Built

±XX,XXX

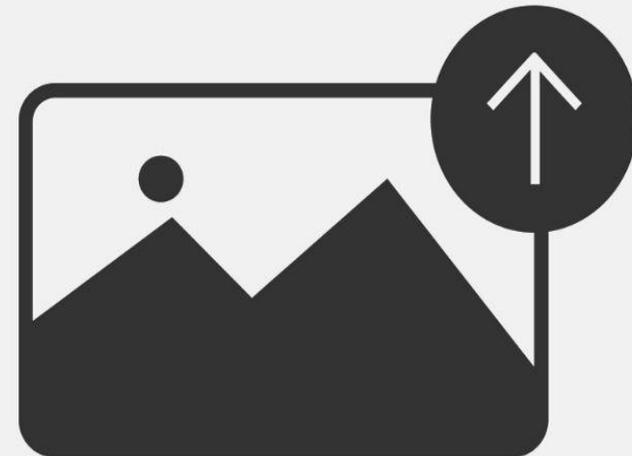
Vehicles Per Day

\$0.00/SF

Lease Rate

\$0.00

Price Per SF



PENDING PHOTOS

Financial Summary

\$1,400,000
List Price

00.00%
Cap Rate

00.00%
Price Per SF

0.00 AC
Lot Size

Property Summary

Address	80653 HIGHWAY 111 Indio, CA 92201
RBA	±176,854 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1988
Dock Doors	00
Drive In Doors	00

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

